

Please Start Here

General Information	
Jurisdiction Name	Hollister
Reporting Calendar Year	2025
Contact Information	
First Name	Eva
Last Name	Kelly
Title	Planning Manager
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Street Address	375 Fifth Street
City	Hollister
Zipcode	95023

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Hollister	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		165
Total Units		166

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	14	11
Single-family Detached	6	130	125
2 to 4 units per structure	0	4	4
5+ units per structure	17	0	9
Accessory Dwelling Unit	15	18	13
Mobile/Manufactured Home	0	0	0
Total	38	166	162

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	19	166
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	20
Number of Proposed Units in All Applications Received:	106
Total Housing Units Approved:	38
Total Housing Units Disapproved:	6

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	16	32
Discretionary	4	74

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	23
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	53
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hollister	
Reporting Year	000-002-025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes												Total Approved Units by Project	Total Disapproved Units by Project
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project
Summary Row: Start Data Entry Below								0	1	0	3	1	1	26	1	3	2	68	106	38	6
052-213-013	052-213-013	141 Westside Blvd	Campos	JADU 2024-21	ADU	R	1/31/2025												1	1	1
052-330-007	052-330-007	660 Gabriele Ct	Zavala	JADU 2024-22	ADU	R	2/12/2025						1							1	1
051-090-032	051-090-032	180 Rustic Ct	Amezcuca	JADU 2024-26	ADU	R	2/3/2025		1											1	1
057-322-016	057-322-016	1640 Petaluma Ct	Mendolla	ADU 2025-1	ADU	R	4/30/2025												1	1	1
050-221-004	050-221-004	21 Rossi Ct	Casillo	ADU 2025-2	ADU	R	3/27/2025												1	1	1
057-590-002	057-590-002	820 Talbot Dr	Mann	ADU 2025-3	ADU	R	3/12/2025				1									1	1
058-050-031	058-050-031	921 Cannery Row	Barraza	JADU 2025-4	ADU	R	3/20/2025													1	1
053-092-001	053-092-001	683 6th St	Thompson	ADU 2025-7	ADU	R	3/27/2025										1			1	1
057-350-053	057-350-053	1491 Jenner Ct	Magana	ADU 2025-8	ADU	R	9/19/2025													1	1
057-830-028	057-830-028	2781 Glenview Dr	Calderon	JADU 2025-10	ADU	R	9/12/2025													1	1
056-170-013	056-170-013	1146 Prune St	Oliveria	ADU 2025-11	ADU	R	8/5/2025													1	1
060-160-009	060-160-009	1371 El Cerro Dr	Bocanegra	ADU 2025-13	ADU	R	11/14/2025				1									1	1
057-620-028	057-620-028	2350 Calistoqa Dr	Payne	JADU 2025-15	ADU	R	11/10/2025													1	1
057-370-045	057-370-045	1701 Panorama Dr	Vargas	ADU 2025-16	ADU	R	9/11/2025				1									1	1
055-140-011	055-140-011	1286 West St	Beisheim	ADU 2025-20	ADU	R	12/22/2025								1					1	1
057-070-064	057-070-064	851 Sunnyslope Rd	851 Sunnyslope Rd	TM 2025-4 S&A 2025-5 ADU 2025-22	ADU	R	8/22/2025								13						13
057-070-064	057-070-064	851 Sunnyslope Rd	851 Sunnyslope Rd	TM 2025-4 S&A 2025-5 ADU 2025-22	SFD	O	8/22/2025												49		49
052-131-033	052-131-033	1220 4th St	4th Street Apartments	S&A 2025-1 DB 2025-2	5+	R	8/8/2025					1		13		3				17	17
051-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivision/ Everglen 2	TM 2025-1 PD 2025-1	SFD	O	3/5/2025												6		6
057-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivision/ Everglen 2	TM 2025-3 DB 2025-1	SFD	O	8/25/2025										1	5		6	6
																			0		

Jurisdiction	Hollister
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Project Identifier					Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below											
052-213-013	052-213-013	141 Westside Blvd	Campos	JADU 2024-21	NONE	No	No	N/A	Approved	Ministerial	
052-330-007	052-330-007	660 Gabriele Ct	Zavala	JADU 2024-22	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
051-090-032	051-090-032	180 Rustic Ct	Amezcuca	JADU 2024-26	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
057-322-016	057-322-016	1640 Petaluma Ct	Mendolla	ADU 2025-1	NONE	No	No	N/A	Approved	Ministerial	
050-221-004	050-221-004	21 Rossi Ct	Casillo	ADU 2025-2	NONE	No	No	N/A	Approved	Ministerial	
057-590-002	057-590-002	820 Talbot Dr	Mann	ADU 2025-3	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
058-050-031	058-050-031	921 Cannery Row	Barraza	JADU 2025-4	NONE	No	No	N/A	Approved	Ministerial	
053-092-001	053-092-001	683 6th St	Thompson	ADU 2025-7	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
057-350-053	057-350-053	1491 Jenner Ct	Magana	ADU 2025-8	NONE	No	No	N/A	Approved	Ministerial	
057-830-028	057-830-028	2781 Glenview Dr	Calderon	JADU 2025-10	NONE	No	No	N/A	Approved	Ministerial	
056-170-013	056-170-013	1146 Prune St	Oliveria	ADU 2025-11	NONE	No	No	N/A	Approved	Ministerial	
060-160-009	060-160-009	1371 El Cerro Dr	Bocanegra	ADU 2025-13	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
057-620-028	057-620-028	2350 Calistoga Dr	Pavne	JADU 2025-15	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
057-370-045	057-370-045	1701 Panorama Dr	Vargas	ADU 2025-16	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
055-140-011	055-140-011	1286 West St	Beisheim	ADU 2025-20	NONE	No	No	N/A	Pending	Ministerial	Applicant Self-Survey on application for tentative rental range. Approved as of 1/21/2026; will be reported in 26 APR
057-070-064	057-070-064	851 Sunnyslope Rd	851 Sunnyslope Rd	TM 2025-4 S&A 2025-5 ADU 2025-22	NONE	No	No	No	Pending	Discretionary	
057-070-064	057-070-064	851 Sunnyslope Rd	851 Sunnyslope Rd	TM 2025-4 S&A 2025-5 ADU 2025-22	NONE	No	No	No	Pending	Discretionary	
052-131-033	052-131-033	1220 4th St	4th Street Apartments	S&A 2025-1 DB 2025-2	NONE	No	Yes	Yes	Approved	Ministerial	
051-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivision/ Everglen 2	TM 2025-1 PD 2025-1	NONE	No	No	N/A	Disapproved	Discretionary	
057-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivision/ Everglen 2	TM 2025-3 DB 2025-1	NONE	No	Yes	Yes	Approved	Discretionary	

Jurisdiction	Hollister	
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Project Identifier					Affordability by Household Incomes - Certificates of Occupancy												Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17												
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 54400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)		
Summary Row: Start Data Entry Below																												
057-700-035	057-700-035	2003 Bridlewood St	Herrera	ADU 2023-31		102		166												152	11/10/2025	162	NONE	No	Y			
020-220-028, 020-290-034, 020-290-036, 020-290-037, 057-150-015, 057-150-016, 057-150-018, 057-150-019, 057-150-020, 057-150-021, 057-150-022, 057-150-023, 057-150-025	057-770-001 through -014	Valley View Rd	Twin Oaks	TM 2009-2 CUP 2009-1 for PUD		8	11/17/2025	8												22	2/14/2025	22	NONE	No	Y			
057-710-006, 057-710-007	057-890-065 through -091	Fairview Rd	West of Fairview Phase 2 Cluster Lots	S&A 2022-7, CUP 2022-7 for PUD		8	3/27/2025	8												21	1/23/2025	27	NONE	No	Y		Other	
057-710-006, 057-710-007	057-890-001 through -044	Fairview Rd	West of Fairview Phase 2 Single Family	TM 2005-1		30	3/21/2025	30												39	1/31/2025	39	NONE	No	Y			
056-230-022	056-230-022	1247 Sally St	Camela	JADU 2024-3				0												1	1/9/2025	1	NONE	No	Y			
060-170-053	060-170-053	1903 Parkview Cir	Duran	ADU 2024-5				0												1	12/10/2025	1	NONE	No	Y			
056-400-035	056-400-035	840 Laguna Ct	Doroso	ADU 2024-8		1	1/28/2025	1															0	NONE	No	Y		
056-170-005	056-170-005	1151 Sally St	Mendes	ADU 2024-12			5/15/2025	1															0	NONE	No	Y		
056-050-015	056-050-015	900 Apricot Ln	Caballero	ADU 2024-14				0												1	6/13/2025	1	NONE	No	Y			
057-460-048	057-460-048	1920 Nora Dr	Rauder	ADU 2024-16		1	1/14/2025	1												1	6/10/2025	1	NONE	No	Y			
055-100-010	055-100-010	1049 West St	Viczarra	ADU 2024-20			4/24/2025	1															0	NONE	No	Y		
057-121-036	057-121-036	1251 Westward Dr	Alvaresa	JADU 2023-14				0												1	12/8/2025	1	NONE	No	Y			
052-153-005	052-153-005	1270 Amador Cir	Garcia	ADU 2023-28				0												1	10/17/2025	1	NONE	No	Y			
056-020-017	056-020-017	204 Hawkins St	204 Hawkins St	4/4/2024				0							4						2/14/2025	4	NONE	No	Y		DB	
019-350-014; 051-230-005	051-240-001 through -044	N Chappell Rd	Everglen	TM 2021-4 CUP 2021-1 for PUD		40	3/7/2025	40												23	8/18/2025	23	NONE	No	Y			
019-310-002	054-630-002 through -021, 054-650-001 through -044, 054-670-001 through -034	Santa Ana Rd	Willow Landing (formerly Avalon Village)	TM 2021-2 CUP 2021-8 for PUD S&A 2021-8		33	2/25/2025	33												13	7/21/2025	13	NONE	No	Y			
054-110-036, 054-110-041, 054-110-040	054-640-001 through -028	400 San Benito St	400 Block	TM 2019-1, MS 2019-1, CUP 2019-14 for PUD, S&A 2018-18				0												9	3/21/2025	9	NONE	No	Y		DB	
052-213-013	052-213-013	141 Westside Blvd	Campos	JADU 2024-21		1	5/13/2025	1												1	11/21/2025	1	NONE	No	Y			
052-330-007	052-330-007	660 Gabriele Ct	Zawala	JADU 2024-22				0															0	NONE	No	Y		
051-090-032	051-090-032	180 Rustic Ct	Amezoua	JADU 2024-26				0															0	NONE	No	Y		
057-322-016	057-322-016	1640 Petaluma Ct	Mendolla	ADU 2025-1		1	10/30/2025	1															0	NONE	No	Y		
050-221-004	050-221-004	21 Rossi Ct	Castillo	ADU 2025-2		1	10/28/2025	1															0	NONE	No	Y		
057-690-002	057-690-002	820 Talbot Dr	Mann	ADU 2025-3				0															0	NONE	No	Y		
058-050-031	058-050-031	921 Cannery Row	Barraza	JADU 2025-4		1	11/20/2025	1															0	NONE	No	Y		
053-092-001	053-092-001	683 6th St	Thompson	ADU 2025-7				0															0	NONE	No	Y		
057-350-053	057-350-053	1491 Jenner Ct	Mazana	ADU 2025-8				0															0	NONE	No	Y		
057-830-028	057-830-028	2781 Glenview Dr	Cabrera	JADU 2025-10				0															0	NONE	No	Y		
056-170-013	056-170-013	1146 Pruett St	Oliviera	ADU 2025-11				0															0	NONE	No	Y		
060-160-009	060-160-009	1371 El Centro Dr	Bocanegra	ADU 2025-13				0															0	NONE	No	Y		
057-620-028	057-620-028	2350 Calistoga Dr	Payne	JADU 2025-15				0															0	NONE	No	Y		
057-370-045	057-370-045	1701 Panorama Dr	Vargas	ADU 2025-16				0															0	NONE	No	Y		
052-131-033	052-131-033	1220 4th St	4th Street Apartments	S&A 2025-1 DB 2025-2				0															0	NONE	No	Y		
057-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivisions/ Easements 2	TM 2025-3 DB 2025-1				0															0	NONE	No	Y		DB
058-021-016	058-021-016	1100 Christopher Ct	Torres	ADU 2024-28				0															0	NONE	No	Y		
051-230-005	051-240-001 through -044, 051-250-001 through -041	Chappell Rd	Everglen ADUs	ADU 2023-25		6	1/30/2025	6												2	10/17/2025	2	NONE	No	Y			
019-310-002	054-630-002 through -021, 054-650-001 through -044, 054-670-001 through -034	Santa Ana Rd	Willow Landing (formerly Avalon Village)	TM 2021-2 CUP 2021-8 for PUD S&A 2021-8		14	2/25/2025	14												11	7/29/2025	11	NONE	No	Y			
057-770-040	057-770-044 through -048	2001 Memorial Dr	Annell Landing (formerly McDonald/King)	TM 2020-1 S&A 2020-9		4	2/20/2025	4															0	NONE	No	Y		

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057-770-040	057-770-044 through -048	2001 Memorial Dr	Arnett Landing (formerly McDonald/Kings)	TM 2020-1 SSA 2020-9		4	2/20/2025	4											0	NONE	No	Y		
019-120-005	052-440-001 through -030, 052-430-001 through -040, 052-420-002 through -035	1070 Buena Vista Rd	Aspen Park (formerly Woodie)	TM 2021-3 CLP 2021-10 for PUD		9	8/12/2025	9											0	NONE	No	Y		
057-570-010	057-570-010	231 Bundeson Dr	Aleuya	None				0										1	3/12/2025	1	NONE	No	Y	
057-570-010	057-570-010	231 Bundeson Dr	Aleuya	ADU 2022-17				0										1	3/12/2025	1	NONE	No	Y	
058-060-010	058-060-081 through -093	South St & Westside Blvd	Farmstead	TM 2015-9 CLP 2016-3 for PUD		2	2/10/2025	2											0	NONE	No	Y		
058-100-022	058-100-022	885 Ehrenman Way	Cercia	JADU 2023-06				0										1	3/28/2025	1	NONE	No	Y	
058-021-030	058-021-030	1181 Christopher Ct	Juarez	ADU 2023-02				0										1	8/29/2025	1	NONE	No	Y	
								0											0					

Jurisdiction	Hollister	
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**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	846		-	-	-	-	-	-	-	-	-	-	846
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	678		-	4	-	-	-	-	-	-	-	5	673
	Non-Deed Restricted			-	-	1	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	826		-	-	17	-	-	-	-	-	-	17	809
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Above Moderate		1,813	49	-	101	165	-	-	-	-	-	-	315	1,498
Total RHNA		4,163												
Total Units			49	-	122	166	-	-	-	-	-	-	337	3,826

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		Hollister						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H1.1 Local Government Leadership	Review and Evaluate the Housing Element every three years.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Review and evaluate the Housing Element every three years, beginning in June 2026. The City will update individual policy programs if policy outcomes are not being met within the timeframe expected. - Prepare information and conduct a Housing Element review workshop after every Housing Element evaluation review. <p>Timeframe: First Housing Element evaluation review to be completed by June 2026; If the Housing Element evaluation review determines that Housing Element objectives are not being met within the expected timeframe, any proposed policy program updates will be implemented by June 2027; Housing Element review workshop to be held by December 2026 and with every Housing Element evaluation thereafter.</p>	Meetings		None
H1.2 Managed Growth That Meets Regional Housing Needs Determinations	Repeal Measure U from the City's Municipal Code.	Jan-26	6th Cycle	Completed	Repeal Measure U from the City's Municipal Code.	Other	1	<p>Agenda Item 7.6; January 5, 2026</p> <p>https://pub-hollister.escribemeetings.com/Meeting.aspx?id=696a2a34-d4fc-4c59-811c-0561bbb3c333&Agenda=PostMinutes&lang=English</p>
H1.3 6th Cycle RHNA Strategy	Adopt Rezones and establish appropriate development standards to accommodate the 6th Cycle RHNA.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Adopt rezonings in conjunction with the General Plan Update. - Establish appropriate development standards that facilitate achieving maximum densities for each new rezone without density bonuses, incentives, or concessions. - Monitor housing development as part of the Annual Progress Reports (APRs), and if needed, identify additional sites within 180 days, or consider a discretionary process allowing lower minimum densities to address potential constraints. - The City will rezone adequate sites to address the shortfall or unaccommodated housing need with the following standards, pursuant to Government Code section 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). - Accommodate a minimum of 16 units per site; - Require a minimum density of 20 units per acre; and - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed-uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and - Require residential use occupy 50 percent of the total floor area of a mixed-use project. - Permit owner-occupied and rental multifamily uses by-right for development in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval. 	Other		None
H1.4 By-Right Requirement for 4th and 5th Cycle Sites	Adopt amendments to the Zoning Code to allow by-right development for projects identified in the 4th and 5th Cycle Sites Inventory that propose 20 percent or more of the units as affordable to lower income households.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Allow by-right development for qualifying sites pursuant to Government Code section 65583.2(c) concurrent with Housing Element adoption. <p>Timeframe: Upon adoption of the 6th Cycle Housing Element.</p>	Other		None
H1.5 Senate Bill 35 Streamlining	Establish written procedures for SB 35 streamlining.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Establish SB 35 procedures and provide information online. - Develop and implement the program. 	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H1.6 Water and Sewer Priority	Establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code §65589.7.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Comply with requirements of State law associated with provision of Housing Element to water and sewer providers. - The City of Hollister will establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code §65589.7 by June 2026. <p>Timeframe: Immediately upon adoption of the 6th Cycle Housing Element and any subsequent amendments; Establish and adopt procedures to grant priority water and sewer service to development with units affordable to lower-income households per Government Code §65589.7 by June 2026.</p>	Other		None
H1.7 Monitoring, Evaluation, and Revisions	Establish a regular monitoring and update process to access housing needs, opportunities, and achievements, and modify policies, programs, and resource allocations as needed.	Jan-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Establish and maintain a Sites Inventory Monitoring Program. - Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. If 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available. - Annually monitor the progress of pending projects, ADU projections, and development on candidate housing sites through the APR. - If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period. <p>Timeframe: Establish a Sites Inventory Program by January 2026; Annually monitor progress through the APRs; Identify new strategies, as needed, within 180 days.</p>	Other		None
H2.1 Objective Design Standards	Establish and implement Objective Design Standards and update city-wide design review procedures.	Mar-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Adopt and implement Objective Design Standards for all residential development projects through the City's large-scale zoning amendments. - Adopt amendments to the City's existing design review procedures through the City's large-scale zoning amendments. - Promote the new standards and procedures online, through print materials at the Planning counter, and through email noticing to the development community. <p>Timeframe: Adopt Objective Design Standards by March 2026; Adopt amendments to the design review procedures by March 2026; Promote new standards and procedures annually to prospective applicants.</p>	Other		https://hollister.ca.gov/government/development_services/planning/zoning_order_inance_updates.php https://hollister.ca.gov/government/development_services/planning/objective_design_standards.php
H2.2 Resource Conservation	Promote development and construction standards that provide resource conservation.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Publicize energy conservation programs and reward energy efficient projects under the allocation program. - Apply Title 24 requirements. 	Other	250	<p>In 2025, the City issued 250 building permits subject to Title 24.</p> https://hollister.ca.gov/government/development_services/issued_permit_reports.php#outer-961sub-1172
H2.3 Renewable Energy Technologies	Promote the use of renewable energy technologies (such as solar and wind) in new and rehabilitated housing when possible.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Promote solar design for new residential development projects. - Encourage 'green' building standards and procedures. 	Other	302	<p>In 2025, the City issued 302 solar permits.</p> https://hollister.ca.gov/government/development_services/issued_permit_reports.php#outer-961sub-1172
H2.4 Maintenance and Management of Quality Housing	Support good management practices and the long-term maintenance and improvement of existing housing through housing and building code enforcement, and rehabilitation loan assistance for low- and moderate-income homeowners and rental property owners with lower income tenants.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Link code enforcement with public information programs. - Assist in maximizing use of rehabilitation loan programs on an as-needed basis. - Annually apply for grants to fund the rehabilitation loan program. - Prioritize rehabilitation loans in subareas generating the highest volume of substandard housing cases. <p>Timeframe: On a project-by-project basis; Annually apply for grants to fund the rehabilitation loan program.</p>	Households		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H3.1 Variety of Housing Choices	Achieve a mix of housing types, densities, and designs to provide choice in owner and renter housing.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Implement mixed-use development standards through the City's large-scale zoning amendments and General Plan update. - Implement zoning amendments for manufactured homes through the City's large-scale zoning amendments and General Plan update to allow in all zones where single-family housing is allowed. - Implement zoning amendments for mobile home parks through the City's large-scale zoning amendments to identify zoning and development standards that encourage and facilitate mobile home parks. 	Other	1	<p>Ordinance 1267 amended residential use table regarding mobile homes, manufactured homes, and mobile home parks. Adopted October 20, 2025.</p> <p>https://library.municode.com/ca/hollister/code/s/code_of_ordinances?nodeId=TIT17ZO_CH17.04REZODI_ARTIREZODI_17.04.020REZOLAUSPERE</p>
H3.2 Maintain Adequate Housing Sites	Maintain an adequate supply of land designated for all types of residential development to accommodate RHNA.	Jun-26	6th Cycle	Continuous	<ul style="list-style-type: none"> - Utilize inventoried sites for multi-family infill housing and support and encourage lot consolidation when opportunities arise. - If housing development falls below the estimated production target for more than two consecutive years, the City will reevaluate the City's standards and procedures and modify accordingly within 6 months. <p>Timeframe: Establish monitoring program by June 2026; Monitor annually, and modify standards and procedures within six months if development falls below estimated production target for more than two consecutive years.</p>	Other		None
H3.3 User Fees (Building, Impact and Planning Fees)	Review permit processing and impact fees and amend appropriately to ensure they are not a constraint on housing development.	Aug-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Review impact and planning fees. - Consider amending the way traffic fees are calculated. City will consider transitioning to a calculation based on a square foot basis instead of per unit basis to tighten connection to the impact. <p>Timeframe: Annual Assessment of Permitting Fees, Updated Fees as appropriate; Establish a Fee Waiver Program by August 2026.</p>	Other		None
H3.4 Accessory Dwelling Units (ADUs)	Facilitate the development of accessory dwelling units (ADUs) and create a plan by 2026 that incentivizes and promotes the development of ADUs to be offered at affordable rents.	Aug-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Amend the ADU ordinance to comply with State Law. - Develop permit-ready ADU plans to minimize design costs, streamline permit processing, and provide development clarity. - Streamline and expedite the plan check review process for ADUs affordable to lower income households. - Provide informational ADU materials online and at City offices guiding applicants through the permitting and construction process. - Create an ADU webpage informing the community on code, process, and incentives. - Waive permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower income households for a period of 55 years. - Research and pursue potential State and Regional funding sources for affordable ADUs and make information publicly available. - Revise the City's Municipal Code to allow to permit ADUs in all zones that allow residential uses and on lots where there are two existing units on the lot. - Goal of facilitating the development of at least 167 ADUs during the 6th Cycle Planning Period. <p>Timeframe: Create and Implement ADU Plan by August 2026; Update necessary code sections as needed by August 2026.</p>	Units	46	<p>Units reported in annual APRs.</p> <p>2023 Carry Over: 9 2024: 19 2025: 18</p>
H3.5 ADU and Sites Inventory Monitoring Program	Establish and ADU and Sites Inventory Monitoring Program	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Establish and maintain a Monitoring Program. - Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. if 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available. - Monitor the progress of pending projects, ADU projections, and development on candidate housing sites identified in Appendix F every other year and through the APR. - If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period. <p>Timeframe: Establish a Monitoring Program by June 2026; adopt findings with each City approval for residential projects on a Housing Element site; monitor the progress of pending projects, ADU projections, and development on candidate sites identified in Appendix F every other year and through the APR.</p>	Units	46	<p>Units reported in annual APRs.</p> <p>2023 Carry Over: 9 2024: 19 2025: 18</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H3.6 Update Density Bonus Ordinance	Update the Density Bonus Ordinance to comply with AB 2345	Oct-25	6th Cycle	Completed	<ul style="list-style-type: none"> - Update the Density Bonus Ordinance in compliance with State law requirements. - Goal of facilitating the development of at least two density bonus projects per year during the planning period. 	Other	2	<p>Ordinance 1267 amended Chapter 17.34 Density Bonus to bring it into compliance with state law. Adopted. October 20, 2025</p> <p>https://library.municode.com/ca/hollister/code_s/code_of_ordinances?nodeId=TIT17ZO_CH17.34DEBO</p> <p>Projects reported in APRs. Final Occupancy counted for Table D. 2023 (6th Cycle carry-over): 1550 San Juan Road (entitled) 375 4th St (entitled)</p> <p>2024: 204 Hawkins St (permits issued) 400 Block Condos (permits issued)</p> <p>2025: 204 Hawkins St (Final) 400 Block Condos (Final) 4th St Apartments (Entitled)</p>
H3.7 Review of Entitlement Processes	Review findings of approval for residential development to remove subjectivity	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Remove subjective language from Site and Architectural Review findings of approval by June 2026. 	Other		None
H3.8 Remove Development Constraints	Review the Municipal Code to identify standards and requirements that may constrain the development of housing	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Review residential development standards for potential constraints to the development of new units, particularly affordable units, and amend Hollister Municipal Code as appropriate. <p>Timeframe: Review development standards every two years and amend Municipal Code within one year if constraints are identified.</p>	Other		https://hollister.ca.gov/government/departments/development_services/planning/zoning_ordinance_updates.php
H4.1 Inclusionary Housing Policy	Develop an inclusionary housing ordinance to encourage and facilitate the construction of below market-rate housing	Aug-24	6th Cycle	Completed	<ul style="list-style-type: none"> Explore and evaluate inclusionary options - Adopt an inclusionary ordinance if feasible - Goal of facilitating the development of at least 150 inclusionary units during the planning period. 	Units	17	<p>Projects reported in APRs.</p> <p>2025: 4th St Apartments (Entitled)</p>
H4.2 Preservation of At-Risk Units	Ensure that affordable housing provided through government subsidy programs, incentives and deed restrictions will remain affordable	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Protect 'at-risk' units - Monitor units at-risk of converting to market-rate and outreach to property owners to identify resources and programs available to maintain affordability - Identify and pursue funding opportunities to assist the preservation of at-risk, affordable units - Investigate opportunities to convert existing market-rate units to affordable units through rehabilitation improvement assistance - Comply with noticing requirements - Provide tenant education and assistance through a variety of methods, including, but not limited to, informational material online and in-person at City offices, annual workshops or informational webinars, and/or partnerships with local organizations and agencies that provide assistance to renters and low-income households - Coordinate with qualified entities in identifying solutions to maintaining affordability for units at-risk of converting to market rate. <p>Timeframe: Develop monitoring program by December 2026; Review annually; Outreach to begin by January 2027; Annually seek funding opportunities; 2023-2031</p>	Units		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H4.3 State and Federal Housing Incentives	Monitor funding opportunities and disseminate information on programs to residents and prospective housing developers/sponsors	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise. Goal of applying to at least one grant/fund per year. - Implement a plan to expand funding resources when funding is secured. Timeframe: The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise; Ongoing.	Other	4	Hollister West of Fairview (Eden Housing) Grant Applications: - 2024 HCD Infill Infrastructure Grant (IIG) Program (Awarded April 5, 2024) - HCD HOME April 2024 - HCD 2025 SuperNOFA Farmworker Housing Grant Program - HCD MHP Disaster Relief program October 2025 (Pending)
H4.4 Relocation Assistance	Provide relocation assistance to all persons displaced by publicly assisted projects, including rehabilitation and code enforcement projects, which lead to the displacement of households as funding resources permit	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Adopt 'Right-to-Return and Temporary Relocation' standards for all City-assisted rehab/redevelopment by December 2026. - Serve 20+ households with relocation/legal navigation during the planning period, as funding allows. 	Households		None
H4.5 Replacement Housing	Adopt a formal replacement housing program in compliance with Government Code Section 65915	Jun-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Adopt a replacement housing program for units lost that are currently occupied by lower-income households or households subject to affordability requirements of Government Code Section 65915 within the last five years. 	Other		None
H4.6 Lot Consolidation Ordinance	Develop a lot consolidation program to promote, incentivize, and support the consolidation of small residential lots into larger lots to accommodate higher density development	Dec-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Develop a lot consolidation program to promote, incentivize, and support the consolidation of small residential lots into larger lots to accommodate higher-density development. - The City shall conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within two years of Housing Element adoption, the City will revise the Lot Consolidation Ordinance to update incentives, as necessary, which may include: <ul style="list-style-type: none"> - Increased density on consolidated parcels; - Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking; - Reduced fees; and/or - Streamlined permit processing - Goal of facilitating at least 500 units citywide through lot consolidation. Timeframe: Conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment by June 2026; Based on property owner feedback, revise the Lot Consolidation Ordinance to update incentives by December 2026.	Units	22	Projects Reported in APRs. Final Occupancy Counted for Table D. 2023: 375 4th St (entitled) 2024: 400 Block Condos (Permits Issued) 2025: 400 Block Condos (Final)
H4.7 Anti-Displacement Toolkit	Adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City	Dec-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Adopt 'Right-to-Return & Temporary Relocation' standards for City-assisted rehab/redevelopment by December 2026. - Annually apply for funding to subsidize/acquire/preserve all units at-risk of converting to market rate during the 6th Cycle planning period. - Increase multi-family residential and mixed-use opportunities throughout the City beyond capacity to meet the RHNA. Allow duplexes, triplexes, and multiple ADUs in lower density, higher-resource areas. - Establish partnership with Home Match Monterey to support and promote housing sharing services. Create partnerships with the Housing Authority of the County of Santa Cruz to support acquisition of affordable units at-risk of conversion to market rate. - Identify a code enforcement specialist on staff to provide technical assistance and information to property owners of lower income units to address code enforcement issues. - Annually seek funding to support rehabilitation of substandard multi-family units and restrict conversion of existing units occupied by lower-income households to short term rentals. - Partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights. 	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.1 Special Needs Groups, including Special Needs Households	Actively promote the development and rehabilitation of housing that meets the needs of special needs groups	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Monitor Special Needs Housing. - Maintain and develop partnerships with local organizations and agencies. Coordinate with at least two affordable housing developers annually to discuss development opportunities in the City. - Identify and pursue development opportunities, at least every other year. - Goal of facilitating the development of at least 100 units for special needs households during the planning period. <p>Timeframe: Ongoing; As funding becomes available; Coordinate with at least two affordable housing developers annually to discuss development opportunities in the City; Identify and pursue development opportunities, at least every other year.</p>	Units		None
H5.2 Agricultural and Employee Housing	Adopt a zoning ordinance amendment consistent with the requirements of Health and Safety Codes Section 17021.5, 17021.6, and 17021.8	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Adopt a zoning ordinance amendment to permit employee housing in single-family residential zones, consistent with the requirements of Health and Safety Codes Section 17021.5 and 17021.6 as it relates to agricultural employee housing. - Adopt a zoning ordinance amendment to grant streamlined approvals for eligible housing developments, consistent with Health and Safety Code Section 17021.8. 	Other		None
H5.3 Reasonable Accommodations	Provide reasonable accommodations for persons with disabilities in compliance with Government Code Section 65583	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Maintain updated information on reasonable accommodations on the City's website. - Biennially review and update applicable procedures and/or requirements to remove potential constraints. - Provide information on housing resources available to persons with disabilities to local groups or organizations serving the needs of persons with disabilities. 	Other		None
H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation	1. Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossing, and businesses.	Jun-27	6th Cycle	Not Yet Started	<p>Consider new programs with the goals of increasing transportation options and improving access to sustainable transportation methods by June 2027. Potential programs will be presented to Planning Commission and City Council by December 2026 with the intent of adopting one or more programs by June 2027.</p> <p>Report findings on potential programs for the City to consider. Adopt a minimum of one program addressing sustainable transportation over the Planning Period.</p>	Other		None
H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation	2. Dedicate or seek funding to prioritize basic transportation improvements.	Dec-26	6th Cycle	Continuous	<p>Identify funding opportunities to improve transportation access by December 2026.</p> <p>Apply for funding annually; Align the City's Capital Improvement Plan with Housing Element priorities by June 2027.</p>	Other		None
H5.4 Equal Housing Opportunity: Lack of Infrastructure Due to Environmental Hazards	1. City to revise the Safety Element, in accordance with SB 1035, to identify flood, fire, and earthquake hazards upon each revision of the Housing Element.	Dec-26	6th Cycle	In Progress	<p>Adopt an updated Safety Element, which identifies natural hazards which pose as environmental constraints to development of housing in the City. The City Council shall adopt amendments to the Safety Element in accordance with SB 1035 by December 2026.</p> <p>Report findings on the potential natural hazards. Adopt the Safety Element every planning period.</p>	Other		None
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	1. The City is to create a dedicated page on its website that lists all of the active housing programs that assist low- and moderate-income prospective residents.	Dec-26	6th Cycle	In Progress	<p>The website page should be easy to navigate and provide clear information about each program, including eligibility requirements, application process, and contact information. Webpage by December 2026.</p> <p>Regularly update with new programs.</p>	Other		https://hollister.ca.gov/government/departments/development_services/first-time_homebuyer.php
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	2. Monitor Inclusionary Housing Ordinance progress/effectiveness and update, as necessary, to increase housing mobility in Hollister. An increase of affordable units may prevent displacement and may reduce pressures in areas at risk of displacement.	Dec-32	6th Cycle	Continuous	<p>City adopted the Inclusionary Housing Ordinance (IHO) in 2024. The City will continue monitoring development progress and will annually evaluate the IHO to determine if updates are necessary to increase housing mobility.</p> <p>Goal of facilitating the development of at least 150 inclusionary units during the planning period.</p>	Units	17	See H4.1

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	3. The City will encourage development of housing for lower-income households through a variety of activities that include: - Reach out to affordable housing developers annually to evaluate potential development proposals. - Reduce development fees (partially using IHO in-lieu fees, if necessary and as available). - Provide priority processing. - Assist applicants with identifying grant and funding opportunities. - Provide technical assistance to the extent possible.	Dec-32	6th Cycle	Continuous	The City will outreach to affordable housing developers at least once annually to discuss potential affordable housing projects and how the City can assist or facilitate development. Goal of facilitating the development of at least 100 affordable units through direct affordable housing developer outreach through the planning period.	Units		Hollister West of Fairview (Eden Housing) Grant Applications: - 2024 HCD Infill Infrastructure Grant (IIG) Program (Awarded April 5, 2024) - HCD HOME April 2024 - HCD 2025 SuperNOFA Farmworker Housing Grant Program - HCD MHP Disaster Relief program October 2025 (Pending)
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	4. The City shall seek State and Federal funding and support funding applications for housing construction and rehabilitation targeted for special needs households, as staff resources allow.	Dec-32	6th Cycle	Continuous	The City will seek and apply for funding annually, ongoing, and on an as-needed basis. Goal of facilitating the development or assistance of at least 100 special needs housing units during the planning period, as staff and financial resources allow.	Units		None
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	5. Work with the Housing Authority of Santa Cruz to increase voucher participation by 10% during the 6th Cycle planning period. Greater voucher participation in the City may prevent displacement and may reduce pressures in areas at risk of displacement.	Dec-32	6th Cycle	Continuous	Outreach to at least 5 property owners yearly to increase voucher participation by 10% during the 6th Cycle planning period. Goal of increasing voucher participation by 10% during the 6th Cycle planning period.	Other	3	Communicated with 3 property owners in 2025 regarding including their homes in the voucher program. In 2025 there were a total of 344 households receiving Housing Choice Vouchers in the City of Hollister (information received from Santa Cruz Housing Authority).
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	6. Consider a formal policy for expedited review and/or permitting of affordable housing developments and housing for special needs populations (i.e., seniors, people experiencing homelessness, people living with disabilities, single female-headed households, large families, and extremely low-, very low-, low-, and moderate-income households).	Jun-27	6th Cycle	Not Yet Started	The City will evaluate a formal policy to provide expedited review and/or permitting of applicants proposing at least 30% affordable units. Staff will present their findings and recommendations to the Planning Commission and City Council by December 2026 with the intent of adopting a formal policy by June 2027, if determined feasible. Goal of facilitating the development of at least 20% of the City's lower income RHNA through expedited review and/or permitting during the planning period.	Other		None
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	7. Generate a list of properties that contain facilities operated by faith-based organizations that can take advantage of various state laws providing incentives for the development of affordable housing.	Dec-26	6th Cycle	Not Yet Started	Compile the list of faith-based organizations by December 2026 and outreach to them at least once a year to notify them of state laws they can take advantage of. The City may facilitate conversations between faith-based organizations and affordable housing developers interested in developing their property. Goal of facilitating the development of at least 100 lower income units on properties that contain facilities operated by faith-based organizations during the planning period.	Units		None
H5.4 Equal Housing Opportunity: Lending Discrimination	1. City or designated contracted organization to collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.	Dec-32	6th Cycle	Continuous	Pursuant to Assembly Bill 686 (AB 686), Chapter 958 Statutes 2018, the City shall affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers that restrict access to opportunities based on protected characteristics, as defined by State law. The City shall collaborate with the community, stakeholders, and appropriate organizations and agencies to address potential constraints to fair housing. This may include, but is not limited to: - Analyzing and identifying barriers to entry into homeownerships or rental opportunities; - Reviewing restrictions that may prevent disadvantaged groups from locating in Hollister; - Fostering a more inclusive community for all disadvantaged groups. The City is to implement the fair housing actions and programs throughout the 6th Planning Period to address each contributing factors mentioned in Chapter 2 Section 3.	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation	1. Coordinate with transit agencies on access to transportation, bus routes and schedule.	Dec-32	6th Cycle	Continuous	Outreach to agencies to identify solutions on improving access to transportation annually. Host a minimum of one annual meeting with SBCOG/County Express, publish a route/stop memo identifying one actionable service or stop siting change benefiting renter-overpayment cluster east of Downtown or special-needs projects, track implementation status in APR.	Meetings		None
H5.4 Equal Housing Opportunity: Community Revitalization and Displacement	1. Align the City's Capital Improvements with Housing Element priorities. The City completed a city-wide roadway improvement program in late 2024 which improved many roads within areas of relatively lower incomes and higher displacement risk. The City will align Capital Improvement Program projects towards community amenities, parks, community facilities, recreation facilities, active transportation, infrastructure, streetscape improvements, safe routes to school and other community development activities.	Jun-27	6th Cycle	In Progress	Align the City's Capital Improvement Plan with Housing Element priorities by June 2027. Target Capital Improvements in strategic areas of need, with an emphasis particularly on areas of relatively lower incomes and higher displacement risk. The City will apply for funding beyond the Capital Improvement Plan to implement place based strategies in areas of relatively lower incomes and higher displacement risk. Target at least one Capital Improvement project in an area of relatively lower incomes or higher displacement risk a year. Target at least one community revitalization project in an area of relatively lower incomes or higher displacement risk a year.	Other		https://hollister.ca.gov/government/departments/engineering/2024_city_wide_roadway_improvement_project.php
H5.4 Equal Housing Opportunity: Community Revitalization and Displacement	2. The City will prioritize rehabilitation loan funding to the existing housing stock with the most need for rehabilitation and sanitary conditions as well as in areas or relatively lower incomes and higher displacement risk.	Dec-32	6th Cycle	Continuous	The City will seek and apply for funding annually to increase the amount of rehabilitation loans the City can offer. Goal of awarding 12 rehabilitation loans to lower-income households or households in areas of relatively lower incomes and higher displacement risk.	Households		None
H5.5 Section 8 Tenant Based Rental Assistance	Continue to provide residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Housing Authority of the County of Santa Cruz	Dec-32	6th Cycle	Continuous	- Work with the Housing Authority of Santa Cruz to increase voucher participation by 10% during the 6th Cycle planning period. - Outreach to at least 5 property owners yearly to increase voucher participation by 10% during the 6th Cycle planning period. - Target voucher participation in higher income and opportunity areas. Outreach to at least 5 owners per year prioritized in census tracts with more than 50 percent low- and moderate income households and higher-resource areas to increase voucher participation by 10 percent citywide with at least 40% in these tracts. - Develop educational materials for landlords describing tenant-based rental assistance programs, fair housing requirements, and best practices for screening and leasing. - Explore non-financial incentives such as expedited inspections, or priority City assistance for participating landlords. Timeframe: Ongoing; Establish partnership with a qualified nonprofit housing counseling agency with experience in landlord engagement strategies by December 2026; Outreach to at least 5 property owners yearly, beginning in June 2027; Annual Review and Coordination with Housing Authority of the County of Santa Cruz.	Other	3	Communicated with 3 property owners in 2025 regarding including their homes in the voucher program. In 2025 there were a total of 344 households receiving Housing Choice Vouchers in the City of Hollister (information received from Santa Cruz Housing Authority).
H5.6 Low-Barrier Navigation Centers	Adopt regulations and procedures for Low-Barrier Navigation Centers.	Jun-26	6th Cycle	In Progress	Adopt and implement procedures and regulations to process low-barrier navigation centers. Procedures shall include establishing a ministerial approval process pursuant to State law. Timeframe: Review annually; Adopt and Implement by June 2026.	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.7 Emergency, Transitional, and Supportive Housing	Amend the Municipal Code to reflect State law requirements related to Emergency, Transitional, and Supportive Housing	Jun-26	6th Cycle	In Progress	<p>Amend applicable sections of the Municipal Code to address the following requirements:</p> <ul style="list-style-type: none"> - Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statutes 2018), the City will amend its Municipal Code to permit supportive housing as a use permitted by-right in all zones where multiple family and mixed-use development is permitted. - Emergency and Transitional Housing Act of 2019 (AB 139) - The City will update its Municipal Code to comply with the requirements of Gov. Code 65583 to address permit requirements, objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions. - Amend the Municipal Code to allow emergency shelters by-right in at least one zone that allows residential uses and revise the definition of emergency shelters pursuant to AB 2339 (2023) and update parking requirements in compliance with AB 139. Amend the City Municipal Code to comply with the definitions for 'Supportive Housing', 'Supportive Services', and 'Target Population' consistent with applicable sections of the California Government Code. - Amend the Municipal Code to allow transitional and supportive housing by-right in all zones that allow residential uses and only subject to requirements of other residential uses of the same type in the same zone consistent with State law. - Amend the Municipal Code to ensure Emergency Shelters, Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law. - Chapter 654, Statues of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could includes zones that allow mixed-uses that permit residential. AB 2339 allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 200 feet apart. The City will ensure the identified zone to permit emergency shelters has sufficient capacity to accommodate the need for emergency shelters. The identified zone to permit emergency shelters will be in proximity to transportation and services. The City will amend the Municipal Code to ensure compliance with all provisions of AB 139 and 2339, including definitions, zoning and all development standards, including spacing requirements. 	Other		<p>https://library.municode.com/ca/hollister/code/s/code_of_ordinances?nodeId=TIT17ZO_CH17.68DE_17.68.2040SUHO</p> <p>https://library.municode.com/ca/hollister/code/s/code_of_ordinances?nodeId=TIT17ZO_CH17.68DE_17.68.2110TRHO</p>
H5.8 Housing for Persons with Disabilities	Encourage construction and rehabilitation of housing with supportive services targeted for persons with developmental disabilities	Jun-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Collaborate with housing developers and local organizations to identify the needs of local persons with developmental disabilities. At least once yearly. - Seek State and Federal funding and support funding applications. Apply annually. - Establish regulatory incentives for projects proposing housing for persons with physical and developmental disabilities with the goal of developing at least 50 units for persons with physical and developmental disabilities. - Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities. - Amend the Municipal Code to allow uses meant to serve persons with disabilities without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone. The City will establish permit procedures to facilitate approval of uses meant to serve persons with disabilities without a conditional use permit. In lieu of requiring a conditional use permit, requests for exceptions to permitting processes will be resolved through reasonable accommodation procedures instead of conditional use procedures. - Goal of facilitating the development of at least 100 units for households with persons with developmental disabilities and other disabilities. <p>Timeframe: Amend the Municipal Code to implement revisions by June 2026; Annually and establish incentives by January 2026.</p>	Units		None
H5.9 Single-Room Occupancy (SRO) Units	Establish SRO Standards and Procedures to facilitate the development of SROs	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Collaborate with local organizations and agencies to discuss the needs of persons who previously experienced homelessness annually, beginning in June 2026. - Support and, when possible, fund local and regional efforts to address the housing needs of persons who previously experienced homelessness. - The City will establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs. - The City will revise parking requirements to facilitate SRO development. <p>Timeframe: Amend the Municipal Code to establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs by June 2026; Revise parking requirements to facilitate SRO development by June 2026; Annually and support funding opportunities when possible.</p>	Units		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.10 Residential Care Homes	Amend the Municipal Code to allow Residential Care Homes serving seven or more persons without a conditional use permit.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Amend the Municipal Code to allow Residential Care Homes serving seven or more persons without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone. The City will establish permit procedures to facilitate approval of Residential Care Homes without a conditional use permit. In lieu of requiring a conditional use permit, requests for exceptions to permitting processes will be resolved through reasonable accommodation procedures instead of conditional use procedures. - Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities. 	Other		None
H5.11 Farmworker Housing and Outreach	Understand and address farmworker housing needs	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Continue to seek partnerships and meet annually with farmworker groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss and identify housing opportunities, including identifying potential sites suitable for new housing for farmworkers. - Annually meet with farmworkers groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss and identify housing opportunities to rehabilitate or preserve existing farmworker housing in the City. Funding sources may include, but are not limited to HCD Joe Serma Jr. Farmworker Housing Program, USDA 514/516, HOME Funds. - The City will prioritize rehabilitation loan funding to the existing housing stock with the most need for rehabilitation and sanitary conditions. - Ongoing outreach to farmworkers to notify them of the availability of future, new, and existing affordable housing opportunities. - Develop a resource guide that consolidates all of the housing services and resources available in the region that are specifically available to farmworkers. City to complete resource guide by December 2026. The resource guide will be posted at City Hall, City offices, heavily trafficked public areas, at City Pop-Up events, and any housing-related events. The resource guide will be available in English and Spanish. - Explore incentives such as expedited permit processing, plan checks, and inspections to encourage and facilitate the development of farmworker housing in the City. Present incentive options to Planning Commission and City Council by December 2026. - Goal of Facilitating the development of 10 farmworker housing units in higher income and opportunity areas and 20 units total throughout the City within the 6th Cycle planning period. - Annually research and pursue potential Federal, State, and Regional funding sources for farmworker housing and make information publicly available on the City's website and during farmworker outreach. - The City will coordinate with San Benito County quarterly to identify potential opportunities to assist in the development of farmworker housing within the City's Sphere of Influence. 	Units		None
H5.12 Housing for Extremely Low-, Very Low-, and Low-Income Residents	Assist developers in accessing City, County CDBG and HOME Funds, Federal, and State housing development programs and funds to undertake development, conservation, and improvement of housing for extremely low-, very low-, and low-income households.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Meet with housing developers at least once annually to discuss available programs and funding sources to develop lower-income housing units. - Provide technical assistance to affordable housing developers in the form of one-on-one meetings to review applications and potential projects with housing staff, share financing and funding resources, connect potential applications to other agencies or organizations with additional resources and assistance. Ongoing. - Provide written support letters for funding applications from affordable housing developers. - Goal of developing at least 50 lower income units beyond the City's RHNA. - Target development of lower income units in higher income and opportunity areas. 	Units		See H4.3
H5.13 Housing Mobility Information Hub, Counseling, and Navigation	Expand housing mobility by supporting housing counseling and navigation services	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Partner with a qualified nonprofit housing counseling agency to provide housing mobility counseling, including assistance with housing search, application preparation, understanding tenant screening criteria, and navigating landlord requirements. - Develop and distribute housing mobility materials that explain neighborhood amenities, schools, transportation access, and fair housing rights. - Provide referrals to legal aid and tenant counseling organizations when households encounter barriers related to screening, credit history, or discrimination. - Develop a dedicated webpage on the City's website that consolidates information on affordable housing developments, rental assistance programs, housing counseling resources, fair housing protections, and reasonable accommodation procedures. - Include plain-language guidance on how residents can search for housing citywide, including in higher-resource neighborhoods, and how to apply for available housing assistance programs. - Ensure information is accessible, easy to navigate, and available in multiple languages commonly spoken in the City. - Review and update the webpage at least annually to ensure information remains current. <p>Timeframe: Establish partnerships and launch services by December 2026, ongoing thereafter; Launch webpage by December 2026 and review and update annually.</p>	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.14 Integration of Housing Mobility Objectives into Existing Housing Programs	Explicitly incorporate housing mobility objectives into the implementation of existing Housing Element Policy Action programs to expand access to higher-resource and higher-opportunity neighborhoods without creating new standalone programs	12/1/2032	6th Cycle	Continuous	<ul style="list-style-type: none"> - Incorporate housing mobility considerations into the administration or implementation of existing Housing Element Policy Action programs such as ADU promotion, inclusionary housing implementation, density bonus utilization, and affordable housing developer outreach. - Encourage the geographic dispersion of affordable housing opportunities by supporting development in a variety of neighborhoods, including areas with greater access to schools, employment, transportation, and amenities. - Document how existing housing programs contribute to housing mobility outcomes as part of Annual Progress Reports and other Housing Element monitoring activities. - Adjust program implementation approaches, as feasible, to reduce barriers and enhance access to opportunity for lower-income households. - Encourage the geographic dispersion of affordable housing by supporting housing proposals in a variety of neighborhoods and avoiding undue concentration of assisted housing in any single area. - When providing City support, assistance, or coordination for housing development, such as technical assistance, letters of support, funding applications, or expedited processing where available, the City may give preference to projects that are located near schools, employment centers, transit, parks, and other community amenities. <p>Timeframe: Begin integration upon adoption of the Housing Element; ongoing.</p>	Other	None	None